

EADON
LOCKWOOD
& RIDDLE
ESTD 1840
FOR SALE
0114 268 3388
www.elr.co.uk



58, Rowan Tree Dell, Sheffield, S17 4FN

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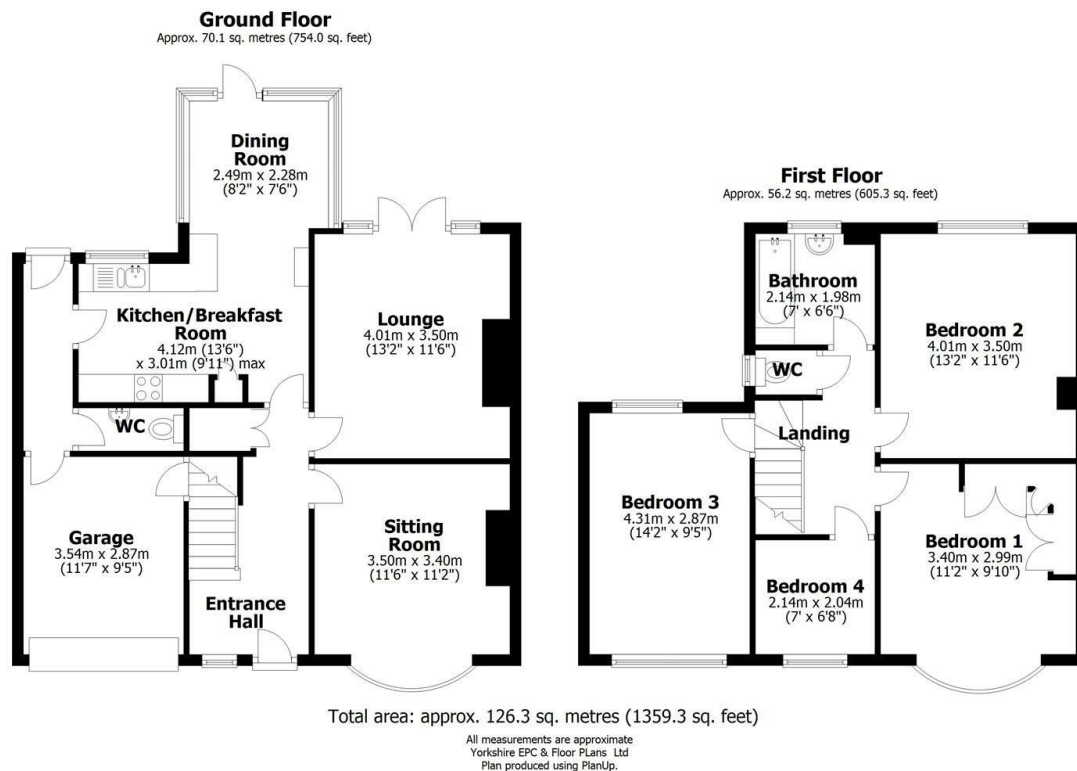
Description

A significantly extended family home offering an excellent range of generously proportioned accommodation over two floors and the potential to convert the large loft space into further accommodation, subject to the necessary regs. This lovely property is located on this very desirable, no through road that is popular with the family market. Nestling at the bottom of Main Avenue and just around the corner from the neighbourhoods two scenic parks and the pretty walking trails that lead through Gillfield Woods into the surrounding countryside. Totley is a very desirable neighbourhood found on the edge of the city limits, residents enjoy a close proximity to the breath-taking beauty of the surrounding countryside which can literally be explored from your front door and yet the village is also conveniently only 5 miles or so from the centre of the city which can be accessed via a short commute by bus, car or train. The S17 postcode is supported by a good range of amenities including a number of fine pubs, cafes and restaurants alongside superb sports facilities at Abbeydale Sports Club. There are also two challenging golf courses found close by and a driving range in Bradway where you can hone your swing before testing your game. The family market will also appreciate the two outstanding rated local primary schools which lead onto King Egberts Secondary School that is found in Dore Village.

- Four bedrooms including three doubles.
- Sitting room with bay window overlooking the street.
- Dining room featuring French windows opening onto the garden.
- Extended breakfast kitchen with modern units and gorgeous Quartz working surfaces to complement the marble effect tiling.
- Reception hall, side lobby and ground floor W.C.
- Garage/store providing invaluable storage solutions.
- Block paved off road parking for two vehicles.
- Bathroom and separate W.C.
- UPVC double glazing, gas central heating via a modern Worcester boiler and Solar Panels that return approx £200 per annum and also cheaper monthly bills all combining to provide good eco credentials (EPC Rating C-77).
- Freehold and Council Tax Band C.







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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.